#### CITY OF SAN ANTONIO

#### POADP APPLICATION

need 81/2×11
653 pirt
goe pirt

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/19/99 Name of POADP: POTRA	MNKO 50A
Owners: KAUFMAN & BROAD Consulting Firm: W.F. CA	STELLA & ASSOC.
Address: 4800 FREDERICKSBURG Address: 1039 W	! HILDEPSRAND
SATX 78220 SATX	18201
Phone: 349 /// Phone: 734 5	35/
Existing zoning: Proposed zoning: // A	n salah s
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☑ No Projected # of Phases: ±5 ☑ Yes ☐ No San Antonio City Limits? ☐ Yes ☑ No Council District: ☐ ☐ Ferguson map grid ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	potrania 1 1604  potrania 4 1604
Land area being platted: Lots Acres	week
Single Family (SF) #490 88  Multi-family (MF) = = = = = = = = = = = = = = = = = = =	on a company of S
Is there a previous POADP for this Site? Name POTRANCO 50 No.	and the second
Is there a corresponding PUD for this site? Name No	
Plats associated with this POADP or site? Name <u>CARNOL CREEK</u> No. <u>98</u>	30563 Val 9543 Pg
Name2 No2	10246 w/4
Name 3A No. 90	70394 wkg
Print Name: STEVEN E. HAVAN Signature: 4015/10/10/10/10/10/10/10/10/10/10/10/10/10/	The second of the second
Date: VIIII Phone: 754 5551 For:	754 50105

name of the POADP and the subdivision;
indication of development phases on the POADP;
perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
north arrow and scale of the map;
proposed land use by location, type and acreage;
delineation of the circulation system including all collectors, arterial, and local type "B" streets;
☐ contour lines at intervals no greater than ten (10) feet;
legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
☐ existing adjacent or perimeter streets;
one hundred year flood plain limits;
location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
☐ the POADP ☑ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
☐ The POADP ☐ is ☑ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.
Certifying Representative:
Print Name: STEVEN to HAVAN Signature: Steven Ciffman
If you have any questions please call Elizabeth Carol at 207-7900



### SAN ANTONIO OF ITY

October 5, 1999

Steven E. Hanan W. F. Castella & Assoc. 6800 Park Ten Blvd. # 180 South San Antonio, TX 78213

Potranco 50 A Re:

POADP # 653

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Potranco 50 A Preliminary Overall Area Development Plan # 653. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can All requirements in their review letter dated August 30, 1999 contact TXDOT at 615-5814. will be to be met. (see attached)
- This development will need to comply with tree preservation ordinance #85262. information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
  - This POADP includes an area previously accepted under POADP # 613, Potranco 50.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 30, 1999

#### P.O.A.D.P. REVIEW

Potranco-50A

Located on FM 1957(Potranco Rd.), west of Loop 1604

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A 20' right of way dedication will be required along the entire FM 1957 frontage. 50' ROW flares will be required at the intersections of the planned collector streets and FM 1957.

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of two (2) access points. A 1' non access easement will be required along the entire FM 1957 frontage (excluding the proposed collector streets).

WPAP Requirements

None

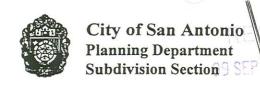
Permit applications along with plans for street, driveway, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

SS :DI NY I- d3 SE

Judy Friesenhahn, P.E. Advanced Project Development Engineer

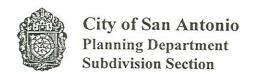
Judy Triesenhahn



## REQUEST FOR REVIEW

RECEIVED AUG 1 9 1999

TO: CITY ARBORIST	Dat	te <u>8/19/9</u> 9
FROM: W.F. CASTELLA & ASSOCIATES	734-5351	
ITEM NAME: POTRANCO	50A FILE #	
RE:		
SUBJECT: The attached item has been subraction or Director. Please review Department of Planning, Land Development of Planning	the item and forward your recomment Services Division, Subdivious ossible, but generally no later the om the date of receipt of this requirement.	mmendation to the ision Section. All an the date shown est or receipt of all
Please Return By:	, 19	2
The state of the s	N-275	A MANUAL AND
I recommend approval	☐ I do not recommen	d approval
On, I notified subdivider/agent, of the corrections needed		
Comments:		<u>.</u>
Signature	Cilyarbores 8	126 /9 Date



# REQUEST FOR REVIEW of POADP

TO:				
☐ Public Works:   → Streets & Traffic	⇒ Drainage			
☐ Building Insp.:   → Tree Preservation	⇒ Fire Protection			
Bexar County Public Works				
FROM: J. Jay – Planning	Date <u>8-73-99</u>			
POADP NAME: POTRANCO 5	TOA			
SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.  This item is tentatively scheduled for 9-3-99 before the POADP committee.				
I recommend approval	I do not recommend approval			
On, I notified, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #				
Comments:				
Mesla 10 Muss	Title 9/3/99			



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Building Insp.:   Tree Preservation	⇒ Fire Protection			
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Comments:				
-				
Merd a	Ly arborix 9/13/99			

CMD: 260	PLAT: 1998000563	NAME/KEY:	AGEN	CY:
PLAT NBR:	1998000563 PLAT	NAME: CARACOL	CREEK U-1	========
APPLICATI	ON DATE: BLIC HEARING DATE:	7 29 1998	EXPIRATION DATE: REPLAT EXPIRATION:	7 28 2000
DEFERRAL .	APPROVAL DATE:		DEFRL NOTFC DATE:	
	ION DATES:	=	DEFRL EXP DATE:	
FILING DATE:	TE:	12 18 1998 1 13 1999	FILING EXPIRATION: APPROVED(Y/N):	1_ 17 1999 Y
DIRECTOR POSTPONEM	DATE: ENT/WITHDRAWAL:		APPROVAL EXPIRATION: TIME EXT EXPIRATION:	1_ 12 2002
COUNTY ST	ATUS (A/D/P):		DATE TIME EXT GRANTED:	
RECORDATI	ON DATE: 4 14 1999	9	VOL: 9543 PAGE	
PC NOTES:	CS-A 2-9-1999	GREE TRANSMITT	ED TO CO ABOUT 1-22-99.	LUZ
'PF3' MENII				

NOT 528 Caracol Creek - with drawn
see 613 Potrano 50 W.F.C. 10-2-98

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1586651

AMT ENCLOSED \_\_\_\_

AMOUNT DUE INVOICE DATE 8/25/1999
DUE DATE 8/25/1999

370.00

50-04-5573 KAUFMAN BROAD 4800 FREDERICKSBURG ROAD S.A. TX. 78229

PHONE: 000 - 0000

POADP

POTRANCO 50A

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS 8/25/1999 1586651 50-04-5573 8/25/1999 7:45 - 4:30 ------

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LINE INDEX REF DESCRI 1 012542-001 PLAN REVIEW FEES DESCRIPTION

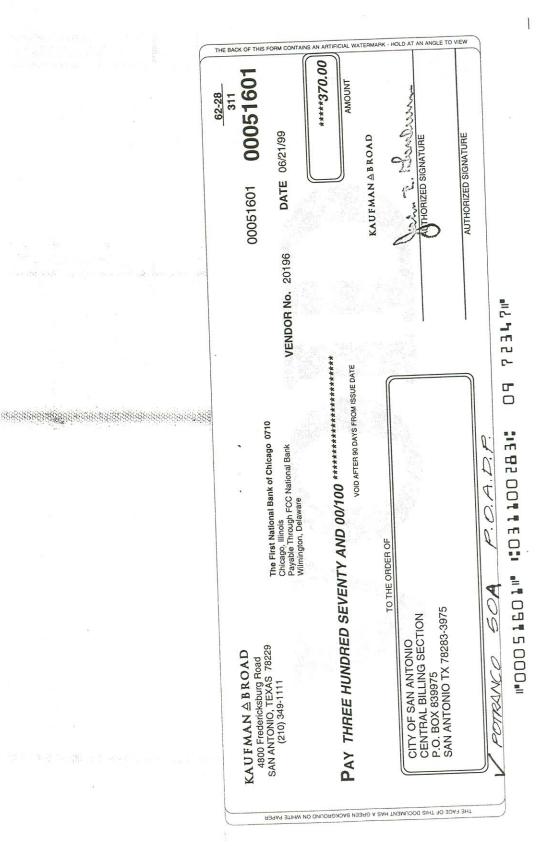
AMOUNT 370.00

PAID SATO ANG 2 5 (W)

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT ST: 08/24/1999 CK# 00051601 POTRANCO 50A 08/24/1999

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 370.00 370.00

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1





DATE:

If enclosures are not as noted, kindly notify us as once.

### TRANSMITTAL LETTER

### W.F. CASTELLA & ASSOCIATES, INC. **ENGINEERS • SURVEYORS • PLANNERS** Date: \_8/19/99 ... 1039 W. Hildebrand . San Antonio, Texas 78201-4656 (210) 734-5351 \* FAX 734-5363 To: PLANNING Project No.: 46550.00T/LC: 30 K Re: \_\_\_ POTRANCO 50A WE ARE SENDING YOU ✔ ATTACHED □ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS. M Prints □ Sepias ☐ Films □ Tracings □ Specifications Copy of Letter □ Change Order ☐ Invoices COPIES SETS PER SET CHECK 1.8/2x/1 POADP APP. 6 PRINT THESE ARE TRANSMITTED as checked below: ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval ☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_copies for distribution ☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_corrected prints □ FOR BID DUE \_\_\_\_\_\_\_ 19 \_\_\_\_ □ PRINTS RETURNED AFTER LOAN TO US REMARKS: 33 VAC 13 BH 5: 28 COPY TO: